

The Oaks POA

Expenses - December 2025

Accounts	Year To Date					As of 6/1/25	As of 6/1/24	As of 6/1/23
						Treasurer	Treasurer	Treasurer
						Report	Report	Report
				FY 2026	FY 2026	FY25	FY24	FY23
Description	October	November	December	ACTUAL	BUDGET	Actual	Actual	Actual
Property Insurance				\$ -	\$ 7,500.00	\$ 6,970.11	\$ 4,871.67	\$ 2,903.28
Director's Insurance		\$ 1,906.00		\$ 1,906.00	\$ 2,200.00	\$ 1,906.00	\$ 1,830.00	\$ 1,754.00
INSURANCE	\$ -	\$ 1,906.00	\$ -	\$ 1,906.00	\$ 9,700.00	\$ 8,876.11	\$ 6,701.67	\$ 4,657.28
Property Tax				\$ -	\$ 750.00	\$ 450.78	\$ 471.44	\$ 553.89
Accounting (QuickBooks)	\$ 40.51	\$ 40.51	\$ 40.51	\$ 312.35	\$ 500.00	\$ 820.82	\$ 756.83	\$ 556.83
County Filing Fees				\$ -	\$ -	\$ -		\$ -
IRS (Penalties & Interest)				\$ 1,422.79	\$ 1,500.00	\$ 6,411.00		\$ -
Annual Tax Preparation		\$ 260.00		\$ 260.00	\$ 400.00	\$ 360.00	\$ 240.00	\$ 300.00
CPA/TAX	\$ 40.51	\$ 300.51	\$ 40.51	\$ 1,995.14	\$ 3,150.00	\$ 8,042.60	\$ 1,468.27	\$ 1,410.72
PEC (Electric)	\$ 298.30	\$ 288.65	\$ 303.18	\$ 2,015.43	\$ 4,200.00	\$ 4,055.53	\$ 4,022.66	\$ 3,697.60
GVTC (Telephone)	\$ 55.28	\$ 55.50	\$ 55.50	\$ 371.06	\$ 675.00	\$ 652.33	\$ 647.05	\$ 613.60
Dumpster				\$ -	\$ 1,000.00	\$ 645.00	\$ 610.00	\$ -
Best (Trash)				\$ -	\$ 800.00	\$ -	\$ 75.00	\$ 853.83
SJWTX (Water)	\$ 193.94	\$ 222.13	\$ 183.27	\$ 1,416.17	\$ 2,400.00	\$ 2,151.67	\$ 2,054.07	\$ 2,077.07
UTILITIES	\$ 547.52	\$ 566.28	\$ 541.95	\$ 3,802.66	\$ 9,075.00	\$ 7,504.53	\$ 7,408.78	\$ 7,242.10
Landscaping Maintenance				\$ -	\$ -	\$ -	\$ 1,600.00	\$ 1,000.00
Pool Maintenance(Thomas Pools)	\$ 405.94	\$ 297.69	\$ 297.69	\$ 3,274.58	\$ 4,500.00	\$ 3,916.44	\$ 2,836.76	\$ 6,880.51
Park Maintenance (Handy Hank)	\$ 1,185.00	\$ 410.00	\$ 335.00	\$ 5,550.00	\$ 7,500.00	\$ 7,731.38	\$ 6,377.00	\$ 5,835.00
General R & M				\$ -	\$ 300.00	\$ -		\$ -
Tree Maintenance			\$ 550.00	\$ 550.00	\$ 500.00	\$ 300.00		\$ 1,400.00
Restroom (Pool & Park) Maint/Supplies				\$ 335.26	\$ 1,200.00	\$ 300.00		\$ -
Building Repairs				\$ -	\$ 500.00	\$ -		\$ -
Pool Repairs				\$ 350.00	\$ 1,000.00	\$ -	\$ 944.05	\$ 96.42

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						Treasurer	Treasurer	Treasurer
						Report	Report	Report
				FY 2026	FY 2026	FY25	FY24	FY23
Description	October	November	December	ACTUAL	BUDGET	Actual	Actual	Actual
Gate Repairs		\$ 323.40		\$ 323.40	\$ 500.00	\$ -		\$ -
Park Repairs				\$ -	\$ -	\$ -		\$ 138.72
Restroom Repairs				\$ -	\$ 500.00	\$ -		\$ 66.38
Equipment Repairs				\$ -	\$ -	\$ -	\$ 113.64	\$ -
Signage				\$ 83.00	\$ 500.00	\$ 250.00	\$ 572.54	\$ 2,109.56
MAINTENANCE COMMITTEE	\$ 1,590.94	\$ 1,031.09	\$ 1,182.69	\$ 10,466.24	\$ 17,000.00	\$ 12,497.82	\$ 12,443.99	\$ 17,526.59
Lien Notice (County Filing Fees)				\$ -	\$ 200.00	\$ 150.00	\$ 471.12	\$ 59.04
Legal Fees	\$ 450.00			\$ 450.00	\$ 2,000.00	\$ -	\$ 1,125.00	\$ 75.00
LEGAL COMMITTEE	\$ 450.00	\$ -	\$ -	\$ 1,125.00	\$ 2,200.00	\$ 150.00	\$ 1,596.12	\$ 134.04
KEYS AND LOCKS				\$ -	\$ -	\$ -	\$ 150.00	\$ -
NEIGHBORHOOD COMMUNICATIONS				\$ -	\$ -	\$ -		\$ 61.93
ARCHITECTUAL COMMITTEE				\$ -	\$ -	\$ -		\$ -
FINANCE COMMITTEE				\$ -	\$ -	\$ -		\$ -
Website Domain Fees (Hover)	\$ 36.24	\$ 142.43	\$ 36.24	\$ 359.87	\$ 350.00	\$ 369.85	\$ 116.17	\$ 319.80
Misc Expenses	\$ 14.35			\$ 73.11	\$ 500.00	\$ 762.46	\$ 1,377.07	\$ 36.75
Office Supplies			\$ 73.49	\$ 231.37	\$ 150.00	\$ 110.18	\$ 164.90	\$ 44.34
Postage Delivery		\$ 46.80		\$ 53.17	\$ 400.00	\$ 410.80	\$ 357.01	\$ 549.68
Printing and Reproduction				\$ -	\$ -	\$ -		\$ -
Bank Fees				\$ 47.00	\$ 50.00	\$ -		\$ -
Social Committee			\$ 46.47	\$ 148.40	\$ 300.00	\$ 176.00	\$ 32.00	\$ 48.00
Annual Meeting				\$ -	\$ 750.00	\$ 601.65	\$ 562.10	\$ 703.43
Web Page Fees (Wix)				\$ -	\$ 200.00	\$ 181.20	\$ 434.88	\$ -
MISCELLANEOUS EXPENSES	\$ 50.59	\$ 189.23	\$ 156.20	\$ 912.92	\$ 2,700.00	\$ 2,612.14	\$ 3,044.13	\$ 1,702.00
Operating Expense Totals	\$ 2,679.56	\$ 3,993.11	\$ 1,921.35	\$ 20,207.96	\$ 43,825.00	\$ 39,683.20	\$ 32,812.96	\$ 32,734.66

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Capital Improvements

Accounts						As of 6/1/25	As of 6/1/24	As of 6/1/23
						Treasurer	Treasurer	Treasurer
						Report	Report	Report
	Year To Date					FY25	FY24	FY23
				FY 2026	FY 2026			
Description	October	November	December	Actual	BUDGET	Actual	Actual	Actual
Gates/Card Keys (Pool & Parks)				\$ -	\$ -	\$ 18,380.00	\$ -	\$ -
Playground @ Charter Park				\$ -	\$ -	\$ -	\$ 33,298.87	\$ -
Pavilion @ Charter Park (Tables)				\$ 714.41	\$ 750.00	\$ -	\$ 57,629.00	\$ -
POA Parking				\$ -	\$ -	\$ -	\$ -	\$ -
Pool Deck (Pool Lounge Chairs)				\$ 1,199.35	\$ 1,200.00	\$ 3,795.00	\$ -	\$ -
Clubhouse Painting				\$ -	\$ -	\$ 3,200.00	\$ -	\$ -
Gate/Meter pole, POA parking, 2 lights				\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPITAL EXPENDITURES	\$ -	\$ -	\$ -	\$ 1,913.76	\$ 1,950.00	\$ 25,375.00	\$ 90,927.87	\$ -